



Project title: A Resolution authorizing the declaration of certain City owned properties as surplus and authorizing the sale and disposition of those properties .

City Council Agenda Item Cover Sheet

Council Bill #

Project: Continuation of Public Hearing regarding the Sale of City owned property identified as surplus to City needs.

Agenda dates requested:

Partner/Supplier : N/A

June 3, 2020

Location: Citywide

Preceding action: 03/11/2020 – Briefing for this round of surplus property sales

Fund: 145 – Real Property; 401 – Utilities

Briefing

Proposed action

Consent

Action X

Ordinance

Public hearing

☒ Yes ☐ No

Budget amendment:

☐ Yes ☒ No

PowerPoint presentation:

☒ Yes ☐ No

Attachments:

1. Resolution
2. Site Map

Department(s) involved:

ALL

Contact person:

Paul McKee

Phone number:

425 257-8938

Email:

pmckee@everettwa.gov

Initialed by:

Department head

Administration

Council President

Fiscal summary statement:

Positive with proceeds from property sales

Project summary statement:

The City proposes to surplus city owned properties which staff has identified as surplus to the City's needs as described in the attached Resolution Exhibit A and as generally depicted on the attached site map. This proposed selection of parcels is a follow-on to the initial round of properties identified in Resolution 7309 which was adopted by City Council in November 2018.

This agenda item will be a continuation of the call-in Public Hearing of the City Council that was first opened on May 27, 2020.

Recommendation (exact action requested of Council):

Adopt Resolution authorizing the declaration of certain city owned properties as surplus and authorizing the sale and disposition of those properties.



RESOLUTION NO. _____

A RESOLUTION authorizing the declaration of certain City owned properties as surplus and authorizing the sale and disposition of those properties.

WHEREAS,

- A. All City departments have completed a surplus review of the four properties described in the attached Exhibit A. The Mayor has approved this review and its determination that the Exhibit A properties are surplus.
- B. In accordance with RCW 35.94.040, the City of Everett held a public hearing on May 27, 2020, which was then continued to June 3, 2020, regarding the proposed surplus of the four Exhibit A properties, some of which were originally purchased for utility purposes.
- C. Two of the four Exhibit A properties were originally purchased for utility purposes. As further described in Exhibit A, these two include: the utility property at Shore Ave (00571700900400), with appraised fair market value of \$510,000; and the utility property at Kenwood Drive (00612000002000), with appraised fair market value of \$170,000.
- D. The remaining two Exhibit A properties were not originally purchased for utility purposes. Appraisals on these properties are pending. As further described in Exhibit A, these properties include: property at East Marine View Drive (29051700100600) and property at Colby Avenue (00439171700800).
- E. The Everett City Council finds and determines that all of the real property described in Exhibit A, is no longer required for City purposes and is, therefore, declared to be surplus. With respect the real property in Exhibit A originally acquired for utility purposes, the Everett City Council further finds and determines that such real property is surplus to the City's needs and is not required for providing continued public utility service.
- F. The Everett City Council finds that the City is acting in compliance with the City Charter and the requirements of Ordinance No. 2935-06 (Chapter 3.84 EMC).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EVERETT:

Section 1: All of the real property described in Exhibit A is no longer required for City purposes, and is, therefore, declared to be surplus property. With respect to the real property in Exhibit A originally acquired for utility purposes, such real property is further resolved by City Council to be surplus to the City's needs and not required for providing continued public utility service.

Section 2: The City Council authorizes the sale of the real property described in Exhibit A as follows, which the City Council deems in the best public interest:

- a) Properties in Exhibit A originally acquired for utility purposes shall be sold for at least 100% of the appraised fair market values stated in the Recitals above and in Exhibit A. Other properties in Exhibit A shall be sold for at least 100% of the market value as established by written independent appraisal for the property or for such other reasonable and lawful terms and conditions the City Council determines to be in the best interests of the City; and
- b) The City may market and list some or all of the Exhibit A properties for sale with a licensed real estate broker so long as the listing or other agreement between the broker and the City is an agreement approved by City Council; and
- c) Some or all of the properties may be marketed and listed for sale by City staff; and
- d) The disposition of the real property described in Exhibit A is to be done in a commercially reasonable manner as determined by the City's real property manager; and
- e) The purchase and sale agreement for each Exhibit A property will be submitted to City Council for approval prior to closing of the sale of the property; and
- f) The City Council reserves the right to reject any proposed purchase and sale agreement for any Exhibit A property.

Councilperson Introducing Resolution

PASSED and APPROVED this ____ day of _____, 2020.

Council President

Exhibit "A"
City of Everett Real Property - Surplus List
Utilities owned: Items 1&2; Other owned: Items 3&4

1. TAX ACCOUNT NUMBER: 00571700900400

Size: Appx. 0.50 Acre

3121 Shore Ave
\$510,000

Appraised Fair Market Value:

Legal Description:

LOT 4, BLOCK 9, PLAT OF SHORE ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 32, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; EXCEPT THE EAST 10 FEET THEREOF.

SUBJECT TO EASEMENTS AND RESERVATIONS OF RECORD, IF ANY.

2. TAX ACCOUNT NUMBER: 00612000002000

Size: Appx. 0.20 Acre

6331 Kenwood Drive
\$170,000

Appraised Fair Market Value:

Legal Description:

LOT 20, PLAT OF WESTWOOD, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 65, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SUBJECT TO EASEMENTS AND RESERVATIONS OF RECORD, IF ANY.

3. TAX ACCOUNT NUMBER: 29051700100600

Size: Appx. 0.10 Acre

903 East Marine View Drive

Appraisal Pending

Legal Description:

THE EASTERLY 60 FEET OF THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON, AND THE EAST LINE OF WALNUT STREET;
THENCE NORTHERLY ALONG THE EAST LINE OF WALNUT STREET A DISTANCE OF 476.06 FEET TO THE TRUEPOINT OF BEGINNING;
THENCE CONTINUE NORTHERLY ALONG THE EAST LINE OF WALNUT STREET A DISTANCE OF 75 FEET;

THENCE ANGLE TO THE RIGHT 89° 29' A DISTANCE OF 277 FEET, MORE OR LESS,
TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF
BURLINGTON NORTHERN RAILWAY;

THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 75.27
FEET;

THENCE ANGLE TO THE RIGHT 94° 54' TO AN INTERSECTION WITH THE EAST LINE
OF WALNUT STREET AND THE POINT OF BEGINNING;

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SUBJECT TO EASEMENTS AND RESERVATIONS OF RECORD, IF ANY.

4. TAX ACCOUNT NUMBER: 00439171700800

Size: Appx. 0.13 Acre

3015 Colby Avenue (Culmback Bldg)

Appraisal Pending

Legal Description:

LOTS 8 AND 9, BLOCK 717, PLAT OF EVERETT, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 3 OF PLATS, PAGE 32, RECORDS OF SNOHOMISH COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SUBJECT TO EASEMENTS AND RESERVATIONS OF RECORD, IF ANY.

City of Everett

Potential Surplus Property Sites

Utility Owned

General Fund Owned

Port Gardner Bay

Jetty Island



